

Exhibit 11

UD-110

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Gayle E Jameson, SBN 207050 Jessica L Partridge, SBN 260045 Rebecca L. Lang, Esq. SBN 249234 Anne Ogle-Knee, Esq. SBN 258824 McCarthy & Holthus, LLP 1770 Fourth Ave San Diego, CA 92101 TELEPHONE NUMBER: (619) 243-3960 FAX NUMBER: (619) 243-1979 EMAIL ADDRESS (Optional): ATTORNEY FOR (Name): Federal National Mortgage Association		RECEIVED SUPERIOR COURT OF CALIFORNIA CENTRAL JUSTICE CENTER AUG 12 2011 FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE CENTRAL JUSTICE CENTER AUG 16 2011 ALAN CARLSON, Clerk of the Court <i>imuldaagn</i> BY I. YU					
BY: D. NORMAN SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE STREET ADDRESS: 700 Civic Center Drive MAILING ADDRESS: 700 Civic Center Drive CITY & ZIP CODE: Santa Ana, CA 92701 BRANCH NAME: ORIGINAL							
PLAINTIFF/PETITIONER: Federal National Mortgage Association DEFENDANT/RESPONDENT: Diem Trang Nguyen		CASE NUMBER 30-2011-00478223					
JUDGMENT - UNLAWFUL DETAINER <table><tr><td><input type="checkbox"/> By Clerk</td><td><input type="checkbox"/> By Default</td><td><input checked="" type="checkbox"/> After Court Trial</td></tr><tr><td><input checked="" type="checkbox"/> By Court</td><td><input checked="" type="checkbox"/> Possession Only</td><td><input type="checkbox"/> Defendant Did Not Appear at Trial</td></tr></table>			<input type="checkbox"/> By Clerk	<input type="checkbox"/> By Default	<input checked="" type="checkbox"/> After Court Trial	<input checked="" type="checkbox"/> By Court	<input checked="" type="checkbox"/> Possession Only
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<input checked="" type="checkbox"/> By Court	<input checked="" type="checkbox"/> Possession Only	<input type="checkbox"/> Defendant Did Not Appear at Trial					

JUDGMENT

1. ☐ **BY DEFAULT**
 - a. Defendant was properly served with a copy of the summons and complaint.
 - b. Defendant failed to answer the complaint or appear and defend the action within the time allowed by law.
 - c. Defendant's default was entered by the clerk upon plaintiff's application.
 - d. ☐ **Clerk's Judgment** (Code Civ. Proc., § 1169). For possession only of the premises described on page 2 (item 4).
 - e. ☐ **Court Judgment** (Code Civ. Proc., § 585(b)). The court considered
 - (1) ☐ Plaintiff's testimony and other evidence.
 - (2) ☐ Plaintiff's or others' written declaration and evidence (Code Civ. Proc., § 585(d)).
2. ☒ **AFTER COURT TRIAL**. The jury was waived. The court considered the evidence.
 - a. The case was tried on (date and time): **Aug 4, 2011 @ 1:30 PM**
Before (name of judicial officer): **Erick Larsh**
 - b. Appearances by:
☒ Plaintiff (name each): Federal National Mortgage Corporation ☐ Plaintiff's attorney (name each):
 - (1) Larry Noe
 - (2)
☐ Continued on Attachment 2b (Form MC-025). ☐ Defendant's Attorney (name each):
☒ Defendant (name each): Diem Trang Nguyen
 - (1)
 - (2)
☐ Continued on Attachment 2b (Form MC-025).
 - c. ☐ Defendant did not appear at trial. Defendant was properly served with notice of trial.
 - d. ☐ A statement of decision (Code Civ. Proc. § 632) ☐ was not ☐ was requested.

PLAINTIFF: Federal National Mortgage Association	CASE NUMBER
DEFENDANT: Diem Trang Nguyen	30-2011-00478223

JUDGMENT IS ENTERED AS FOLLOWS BY: ☒ THE COURT ☐ THE CLERK

3. **Parties** Judgment is
- a. ☒ for plaintiff (*name each*): Federal National Mortgage Association, its assignees and/or successors
- and against defendant (*name each*): Diem Trang Nguyen and All Unknown Occupants
- ☐ Continued on Attachment 3a (form MC-025).
- b. ☐ for defendant (*name each*):
4. ☒ Plaintiff ☐ Defendant is entitled to possession of the premises located at (*street address, apartment, city and county*):
- Any and all dwellings located at:
4004 West 5th Street #201
Santa Ana, CA 92703
5. ☒ Judgment applies to all occupants of the premises including tenants, subtenants if any, and named claimants if any (Code Civ. Proc., §§ 715.010, 1169, and 1174.3).


6. **Amount and terms of judgment**

- (1) ☐ Defendant named in item in 3a above must pay plaintiff on the complaint:
- b. ☐ Plaintiff is to receive nothing from defendant named in item 3b.
- ☐ Defendant named in item 3b is to recover costs: \$
- ☐ and attorney fees: \$

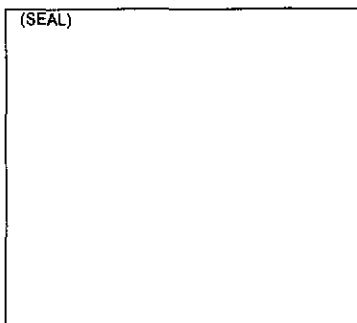
(1) <input type="checkbox"/> Past-due rent	\$
(2) <input type="checkbox"/> Holdover damages	\$
(3) <input type="checkbox"/> Attorney fees	\$
(4) <input type="checkbox"/> Costs	\$
(5) <input type="checkbox"/> Other (<i>specify</i>):	\$
(6) <input type="checkbox"/> TOTAL JUDGMENT	\$

- c. ☐ The rental agreement is canceled. ☐ The lease is forfeited.
2. ☐ **Conditional judgment.** Plaintiff has breached the agreement to provide habitable premises to defendant as stated in Judgment – Unlawful Detainer Attachment (form UD-110S), which is attached.
3. ☐ **Other (specify):**

☐ Continued on Attachment 8 (form MC-025).

Date: 8-16-11 ☐  JUDICIAL OFFICER JUDGE ERICK L. LARSH

Date: ☐ Clerk, by _____, Deputy



CLERKS CERTIFICATE (Optional)

I certify that this is a true copy of the original judgment on file in this court.

Date:

Clerk, by _____, Deputy